

01-0-0232

City Council
Atlanta, Georgia

AN ORDINANCE
BY: ZONING COMMITTEE

Z-01-02
DATE FILED: 1-9-01

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

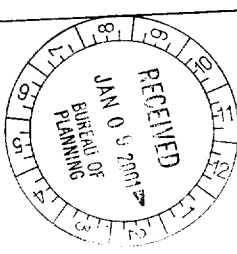
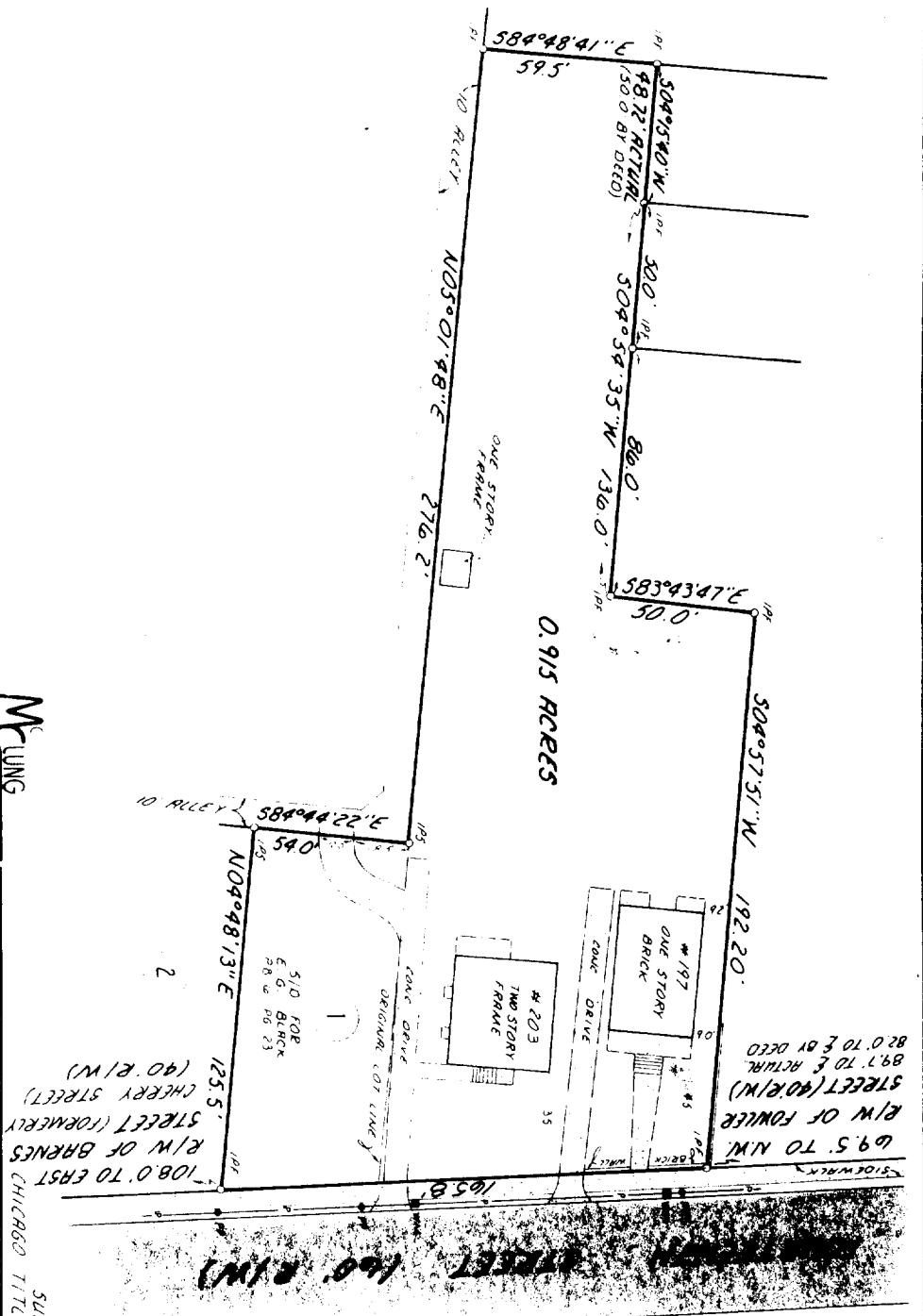
SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **197-203 14th Street, N.W.** be changed from the **I-1 (Light Industrial) and the C-2 (Commercial Service)** Districts, to the **C-2 (Commercial Service)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **107** of the **17th** District, Fulton County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

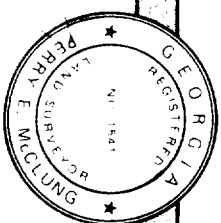
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.



SURVEY
2-01-02

Sheet 1 of 3

McLUNG
SURVEYING



This property is not located in a Federal Flood Area as indicated by FEMA Official Flood Hazard Maps. In any other case, the correct representation of the landowner is intended.

Perry E. McLung
McLung Surveying

PROPERTY OF
LARRY W. ENTEKIN
SURVEY FOR
CHICAGO TITLE INSURANCE CO

197, 203, & 205 FOURTEENTH STREET
ATLANTA, GA 30309
DISTRICT 17th SECTION
COUNTY FULTON
GEORGIA
DATE 3-2-88 SCALE 1" = 40'
JOHN M-CABE

2-01-02

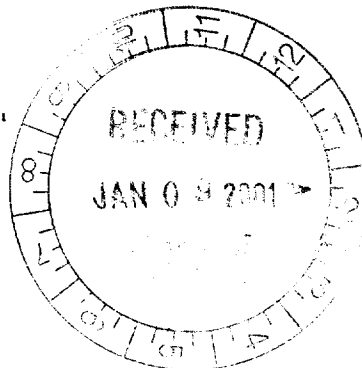
EXHIBIT "A"

All that tract or parcel of land lying and being in the City of Atlanta, in Land Lot 107 of the 17th District, of Fulton County, Georgia and being more particularly described as follows:

Beginning at a point on the North side of Fourteenth street, sixty-nine and one-half (69.5) feet West of the Northwest right-of-way of Fowler Street (forty foot right of way); running thence West along the Northern right of way of Fourteenth Street, a distance of one hundred sixty-five and eight-tenths (165.8) feet to an iron pin found; thence North four degrees forty-eight minutes thirteen seconds East a distance of one hundred twenty-five and five-tenths (125.5) feet to an iron pin set on the South side of a ten (10) foot alley; thence South eighty-four degrees forty-four minutes twenty-two seconds East a distance of fifty-four (54.0) feet along the South side of said ten (10) foot alley to an iron pin set; continuing thence along the East side of said ten (10) foot alley, North five degrees one minute forty-eight seconds East a distance of two hundred seventy-six and two-tenths (276.2) feet to an iron pin found; thence South eighty-four degrees forty-eight minutes forty-one seconds East a distance of fifty-nine and five tenths (59.5) feet to an iron pin found; thence South four degrees fifteen minutes forty seconds West a distance of forty-eight and seventy-two one hundreths (48.72) feet to an iron found; thence South four degrees fifty-four minutes thirty-five seconds West a distance of one hundred thirty-six (136.0) feet to an iron pin found; thence South eighty-three degrees forty-three minutes forty-seven seconds East a distance of fifty (50.0) feet to an iron pin found; thence South four degrees fifty-seven minutes fifty-one seconds West a distance of one hundred ninety-two and two tenths (192.2) feet to an iron pin found and the point of beginning.

All as shown on that certain survey for Larry W. Entrekin dated March 2, 1988 by Perry E. McClung, Georgia Registered Land Surveyor #1541.

5271R-0201/31



Sheet 2 of 3

4 1/2 ST

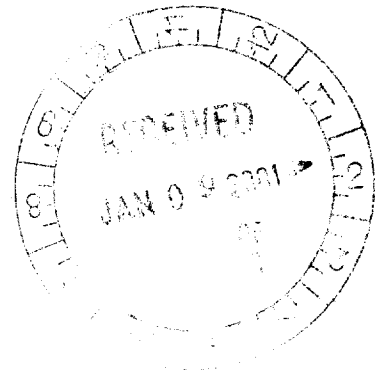
2-01-02

EXHIBIT "A"

TRACT 1

All that certain tract or parcel of land situate, lying and being in the City of Atlanta, in Land Lot 107 of the 17th Land District, of Fulton County, Georgia according to blue print of survey by E. Z. Huff, C. E. dated June 14, 1921 of the property of George D. Harris and more particularly described as follows:

Beginning at a point on the North side of Fourteenth Street, N.W. eighty-two (82) feet West of the center of Fowler Street and Fourteenth Street; running thence West along the North side of Fourteenth Street fifty (50) feet; thence North two hundred (200) feet; thence East fifty (50) feet; and thence South one hundred ninety-two and two-tenths (192.2) feet to the North side of Fourteenth Street and the point of beginning; being improved city property and known as 197 Fourteenth Street, N.W. according to the present system of naming streets and numbering houses in the City of Atlanta.



TRACT 2

All that tract or parcel of land, lying and being in the City of Atlanta, in Land Lot 107 of the 17th District of Fulton County, Georgia more particularly described as follows:

Beginning at a point on the Northern side of Fourteenth Street, one hundred sixty-two and three-tenths (162.3) feet Easterly from the Northeast corner of Barnes (formerly Cherry) and Fourteenth Streets, at the line of property now or formerly owned by J. W. LeCraw; thence North along said property line, and continuing along the East line of an alley, a total distance of three hundred ninety-four (394) feet to the North line of said Land Lot 107; thence East along said Land Lot line fifty-nine and five-tenths (59.5) feet to an old pipe; thence South three hundred eighty-six (386) feet to Fourteenth Street; thence Westerly along the Northern side of Fourteenth Street, sixty-one and five-tenths (61.5) feet to the point of beginning.

TRACT 3

All that tract or parcel of land lying and being in Land Lot 107 of the 17th Land District, of Fulton County, Georgia and being Lot No. 1 of E. G. Black Subdivision according to plat by Conn & Fitzpatrick, C. E. made September 1912 and recorded in Plat Book 6, page 23 of Fulton County Records and more particularly described as follows:

Beginning at a point on the North side of West Fourteenth Street, one hundred eight (108) feet East of the Northeast corner of West Fourteenth Street and Barnes (formerly Cherry) Street; running thence East along the North side of West Fourteenth Street, fifty-four and three-tenths (54.3) feet; thence North one hundred seventeen and eight-tenths (117.8) feet, to a ten foot alley; thence West along the South side of said alley fifty-four (54) feet; and thence South one hundred twenty-five and five-tenths (125.5) feet to West Fourteenth Street and the point of beginning.

John S. Wright

01- -0232

(Do Not Write Above This Line)

AN ORDINANCE Z-01-02
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1
(LIGHT INDUSTRIAL) AND C-2 (COMMERCIAL
SERVICE) DISTRICTS TO THE C-2
(COMMERCIAL SERVICE) DISTRICT. PROPERTY
LOCATED AT 197-203 14TH STREET, N.W.,
FRONTING 165.8 FEET ON THE NORTHSIDE
OF 14TH STREET BEGINNING 69.5 FEET WEST
FROM THE NORTHWEST CORNER OF FOWLER
STREET. DEPTH: VARIES; AREA: 0.915
ACRES; LAND LOT 107, 17TH DISTRICT,
FULTON COUNTY, GEORGIA.
OWNER: JOHN G. WRIGHT
APPLICANT: DAVID E. GREEN
NPU-E COUNCIL DISTRICT 7

- ☐ CONSENT REFER
☐ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER
☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred to _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. slide) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. slide) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
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Actions _____
Fav, Adv, Held (see rev. slide) _____
Others _____
Members _____
Refer To _____

Committee _____
Date _____
Chair _____
Actions _____
Fav, Adv, Held (see rev. slide) _____
Others _____
Members _____
Refer To _____

FINAL COUNCIL ACTION

☐ 2nd ☐ 1st & 2nd ☐ 3rd
Readings

☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

MAYOR'S ACTION